



Planning

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Mr Hadi Sabawan
70 Sheepfoot Lane
Manchester
M25 0DN

Date: 1 May 2026

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 145619/NMC/2026

Description: Non-material amendment to planning permission 144905/FH/2026 to allow alterations to doors and window arrangement

Location: 48 South Crescent, Manchester, M11 4LN

I refer to your application for a non-material amendment to planning permission reference 144905/FH/2026.

The submitted scheme proposes a non-material amendment to planning permission 144905/FH/2026 to allow alterations to doors and window arrangement.

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and is considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed change will have no material impact upon the character of the development or upon the visual amenity of nearby occupiers.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 144905/FH/2026. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 144905/FH/2026 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Documents:

-Application Form, received by the City Council as Local Planning Authority on 8 January 2026.

Drawings:

-Location Plan, received by the City Council as Local Planning Authority on 8 January 2026.

-Proposed- Ground Floor Plan numbered A.13, received by the City Council as Local Planning Authority on 2 March 2026.
-Proposed- Upper Floor Plan numbered A.14, received by the City Council as Local Planning Authority on 2 March 2026.
-Proposed- Front and Back Elevation, numbered A.15, received by the City Council as Local Planning Authority on 2 March 2026.
-Proposed- Side Elevation 1, numbered A.16, received by the City Council as Local Planning Authority on 2 March 2026.
-Proposed- Side Elevation 2, numbered A.17, received by the City Council as Local Planning Authority on 2 March 2026.
-Proposed- Revised Opening Details, numbered A.19, received by the City Council as Local Planning Authority on 2 March 2026.

As amended by:

-Proposed- Ground Floor Plan numbered A.13, received by the City Council as Local Planning Authority on 7 April 2026.
-Proposed- Upper Floor Plan numbered A.14, received by the City Council as Local Planning Authority on 7 April 2026.
-Proposed- Front and Back Elevation, numbered A.15, received by the City Council as Local Planning Authority on 7 April 2026.
-Proposed- Side Elevation 1, numbered A.16, received by the City Council as Local Planning Authority on 7 April 2026.
-Proposed- Side Elevation 2, numbered A.17, received by the City Council as Local Planning Authority on 7 April 2026.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

Should you wish to discuss the matter further, please contact Katie Raw using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing